

November 13,
2019
11:30 a.m.

*Sponsored by
Norbord, Inc.*

Town of Castle Rock
Development Services Building Division
Contractors luncheon
Philip S. Miller Park – Mill House
1375 W. Plum Creek Parkway

AGENDA

Welcome, Joseph Montoya, Chief Building Official

Special Presentations from Norbord, Inc:

- QuakeZone: The Benefits of Right Length Wall Sheathing (Pete Schiffers)
 - Unfinished Basement Fire Protection (Ron Nuttall)



- TESC Submittals Due Now for Potential January Issuance, Stop Work Orders and Permit Issuance will be Held Without TESC Done (CR Water)
 - Fire Resistive Construction (Jon White)
 - Code Changes – What's New? (Joseph / Jon)
 - Master Plan Submittal Update
 - Open Discussion

****NEXT LUNCHEON**

January 8, 2020

(No Meeting in December)

***For Sponsor opportunities or getting discussion points on the agenda:**

Contact: buildingcounter@crgov.com

Development Services Technicians: Diane Maki, Ben Christensen, Cindy Brooks,
Tracy Shipley, Jenn Bigham

Building Division Administrative Assistant: Denise Hendricks, dhendricks@crgov.com

To view past meeting summaries see website: www.crgov.com/contractorluncheon



CONTRACTORS LUNCHEON
October 9, 2019
Meeting Summary

Welcome: Jon White, Building Inspector Supervisor (standing in for Joseph Montoya)

- Welcomed all attending the luncheon
 - Thanks to Richmond Homes for sponsoring and providing the great food from Domino's and Denise Hendricks and Jackie Jensen from DS Admin for coordinating and setting up the luncheon. Special thanks to Diane Maki, Development Services Technician, for providing sign language today.

- **Emergency Floor Drains in Laundry Rooms (Jon White):**
 - Not required by Code.
 - See attached diagram for approved, Code-compliant methods for trapping correctly. To use the "alternate method" must have letter from Chief Building Official – one letter per permit.
 - Drain and pan not required; floor drain to remain accessible.
Will provide further information at the next meeting.

- **Fire Resistive Construction (Jon White)**

Reviewed the following (see attached table)

 - Not changing much for 2020.
 - What is changing and what is staying the same?
 - What do inspectors look for?
 - Verification of approved plot plan (attach to inspection card)
 - Openings in walls within separation distance (windows/doors), underside of projections, penetrations, soffit vents, interior blocking, non-gable end walls.
 - When to schedule Fire Resistive inspection?
 - Hard to do these inspections after the home is finished. Best practice is to call in the inspection at time of rough inspections or after exterior finish is complete/before paint, or prior to insulation to inspect all components.
 - What is New for Fire Resistive 1/1/2020?



- Incorporate Chapter R302.13 within the Fire Resistive inspection (see attached).
- Removing Final Fire inspection on cards, unless it is needed.
- May be an additional \$65 fee if Fire Resistive inspection is not called in prior to Final Building, requiring an additional inspection.
- ***Will discuss further at next luncheon.***

Fire Resistive Inspection is now required for all new residential homes and will be listed on inspection cards.

NEW INSPECTION CARD COLOR FOR THE 2018 CODE: AS OF JAN. 1, 2020 THE INSPECTION CARD COLOR IS ORANGE (continue using BLUE until Jan. 1, 2020 for projects started under 2012 Codes).

- **Same Day CO's (Jon White)**

See attached diagram for CO timeline.

- Same day CO's could get pushed to end of day depending on Development Technician workload.
- All necessary documentation must be uploaded for a Same Day CO.
- A Same Day CO called in for **that day** - **\$200 Same Day Fee, plus \$125 Inspection Fee and all documents must be complete and approved. Can be completed after 3:30 pm.**
- Signature of Superintendent verifies insulation was done.

- **Master Plan Submittal Update**

- Still working out technical issues using Project Trak – should have process in place by year end and the Town will transfer everything over that has been submitted.
- Some builders such as Lennar and DR Horton are currently working with the Town to submit Master Plans. Town staff can go to builder offices or Town Hall to demonstrate and assist submittal under the new process. All were encouraged to schedule appointments with Santi Smith, Justin Lindsay or Phil Kranz.
- After Jan. 1, 2020, all Master Plans need to be approved under 2018 Codes.



- **TESC Reminders from Castle Rock Water (Adan Rivas, Stormwater Inspector)**

See attached slides from Castle Rock Water. Highlights included:

- When do changes go into effect?
- Erosion Control Permitting Changes (the sooner builders can submit the better to avoid end of year time crunch).
- How to Ensure Permits are in Compliance and Not Held up.

Final Announcements (Jon White):

- Reminder (Ron Weller, Combination Building Inspector)
 - Reminded Superintendents to be sure yard signs are legible for Town inspectors to read.
- Next luncheon is November 13th and is being sponsored by Norbord, Inc.
 - All builders were encouraged to sign up to sponsor a luncheon in 2020.
 - Thanks again to Richmond for sponsoring!

Reminder: For your reference, the monthly luncheon summaries can be found on the Town's website under Building/News and Updates.

Denise Hendricks

Subject: Deadline for Builders - Transition to TESC

Attention Builders,

The Town has been communicating the coming changes to the erosion control program for residential building for several months now. We would like to again remind everyone that the **deadline** for the transition to TESC is fast approaching. Although **January 1, 2020** is still a couple of months away, the review and approval process for the new TESC plans can take **up to 6 weeks** and may take longer due to the high volume of applications expected. Below are key items to keep in mind:

- Residential subdivisions **with** at least one active building permit as of July 1, 2019 will continue with issuance of combined Building/DESC Permits through December 31, 2019 or until the site has an approved Vertical Residential TESC Plan and Permit. **No Building Permits will be released after January 1, 2020 without a TESC Plan and Permit in place.**
- Residential subdivisions **without** active building permits as of July 1, 2019 will be required to comply with the new TESC Permit requirements **prior to release of any building permits.** **No Building Permits will be released without a TESC Plan and Permit in place.**
- All residential building permits will be required to comply with the new TESC Permit requirements starting **January 1, 2020.**

Submittals

For new subdivisions requesting the first building permit, a TESC Plan, Report and Permit are required to be submitted through Development Review and approved prior to release of building permits. Builders may find information on this process in Section 8 of the TESC Manual located at crgov.com/TESC and contact DevReview@crgov.com with further questions. Projects under combined Building/DESC Permits will be required to make the transition to TESC on or before January 1, 2020.

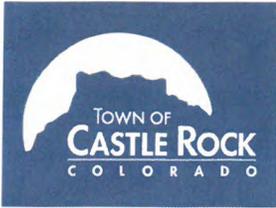
One last item that will ensure your projects continue moving forward in a timely manner. For all projects under TESC, Plot Plans must include a reference note to the TESC Permit number. Plot Plans submitted without this information are subject to denial.

Additionally, we are providing you with a copy of the submittal checklist and sample TESC Drawing for ease of reference.

As always, if you have any questions, please contact us.

Thanks,

Kim Guité
Stormwater Compliance Supervisor
Castle Rock Water
175 Kellogg Ct.
Castle Rock, CO 80109
O: 720.733.6046
kguite@crgov.com



Temporary Erosion and Sediment Control (TESC) Drawing and Report Checklist—Vertical Residential Only

A complete Temporary Erosion and Sediment Control (TESC) submittal will contain the following information. Please check off the items to ensure that your application is complete. Please submit one (1) electronic copy of each document required. Drawing sets should be 24" x 36". Recommended scales include 20', 50' and 10'. PDF format is preferred.

Pre-Application Meeting Date: _____ **Project Manager:** _____

Email: _____ **Phone:** _____

Submittal Checklist

Req'd	Cmpl'd	Subm'd	
			SUBMITTAL CHECKLIST (completed)
			DEVELOPMENT REVIEW FEE (Amt. Req'd \$ _____ Amt. Rec'd \$ _____)
			PROPERTY OWNER APPROVAL If any work is proposed on land not owned by the applicant, a letter of approval from the landowner is required.
			TESC DRAWINGS containing the initial, interim and final TESC drawings for the site, including Town Standard TESC detail sheets. Cut and fill quantities need to be indicated as well. Please prepare in accordance with the Town's TESC Manual, found online at http://www.CRgov.com/tesc
			TESC REPORT containing all items listed in the following TESC Report checklist.
			ENGINEER'S TESC COST ESTIMATE using Town standard template, stamped by a Professional Engineer. http://www.CRgov.com/tesc
			HAUL ROUTE MAP If any material is going to be exported or imported to the site, a Haul Route map must be submitted for Town review and approval. Any import or export sites located within the Town of Castle Rock jurisdiction will require a TESC permit as well, unless the site already has an active permit.
			TECHNICAL CRITERIA VARIANCE Complete a Technical Criteria Variance form with appropriate supporting information describing any proposed deviations from the Technical Design Criteria in the TESC Manual.
			CHECKLISTS Submit any checklist used for Drawing preparation and all reports

A complete set of Temporary Erosion and Sediment Control (TESC) Plans should contain the following information. The specific drawing sheets are listed below in the order they should appear in the Plan set. All TESC plans submitted to the Town of Castle Rock (TCR) for review, comment, and approval shall be prepared by, or under the direct supervision of a Professional Engineer, licensed in the State of Colorado. TESC Plans shall be in accordance with the requirements of the Town of Castle Rock TESC Manual, as amended.

TESC DRAWING AND REPORT CHECKLIST. A copy of this TESC Drawing and Report Checklist must be completely filled out, signed by the designer, and submitted with the TESC Plan.

SIGNATURE _____
 Registered Professional Engineer

Req'd	Cmpl'd	Subm'd	
COVER SHEET			
			1. Project name.
			2. Project address (if applicable).
			3. Owner address.
			4. Design firm's name and address.
			5. Drawing sheet index.
			6. Designer's Signature Block.
			7. The following note: THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN IS ON FILE AT THE TOWN OF CASTLE ROCK AND APPEARS TO FULFILL APPLICABLE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEES DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEES, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.
			8. TESC Plan Designer's signature block with name, date, and Professional Engineer registration number. Signature block shall include the following note: THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEMPORARY EROSION, AND SEDIMENT CONTROL (TESC) MANUAL OF THE TOWN OF CASTLE ROCK AS AMENDED.
			9. Town of Castle Rock acceptance block.
			10. General Location Map Show at a scale of 1-inch to 1000-feet to 8000-feet indicating: <ul style="list-style-type: none"> • General vicinity of site location. • Major roadway names. • North arrow and scale.
TESC DRAWING INDEX SHEET			
			For projects that require multiple plan-view sheets to adequately show the project area (based on the specified scale ranges), a single plan-view sheet shall be provided at a scale appropriate to show the entire site on one sheet. Areas of coverage of the multiple blow-up sheets are to be indicated as rectangles on the index sheet.

Req'd	Cmpl'd	Subm'd
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VERTICAL RESIDENTIAL TESC DRAWING

This drawing is to be prepared in a separate, stand-alone set and shall provide temporary erosion and sediment controls for Vertical Residential Construction following completion of subdivision improvements. Control measures should generally be sufficient to cover construction activities, including over excavation, through the completion of all residential homes. At a minimum, it shall contain:

The Vertical Residential TESC Drawing shall include all information shown on the Final TESC Drawing, as noted below:

- | | | | |
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| | | | 1. Only existing Final erosion control measures shall be shown, (screened ; dimension information shall not be shown) including seeding and mulching, erosion control blanket and perimeter controls. |
|--|--|--|---|

In addition, the following information shall be shown:

- | | | | |
|--|--|--|--|
| | | | 2. Cover sheet per Section 3.18.1 (or Page 2 of this checklist). |
| | | | 3. Topography at one- or two-foot contour intervals. |
| | | | 4. Directional flow arrows on all drainage features. |
| | | | 5. Limits of disturbance required for all vertical construction activities |
| | | | 6. Shade all tracts and lots not owned by the permittee. |
| | | | 7. New control measures behind back of sidewalk and all abutting open tracts and existing sediment controls that will become the responsibility of the permittee shall be shown in bold. |
| | | | 8. Location of Staging Area(s), VTCs, Concrete Washout Area(s) and Stockpile Area(s). If these items are intended to be relocated throughout the construction process, show the initial location on the drawing. |
| | | | 9. Location of other control measures considered by the designer to be appropriate. |
| | | | 10. Label lot numbers, street addresses and lot grading type (A or B) on each lot. Interior lot control measures do not need to be shown as standard details for A and B lots are provided in the Standard Notes and Details. |
| | | | 11. The Control Measure Legend from the cover sheet of the Town of Castle Rock Standard Notes and Details. |
| | | | 12. Include the following notes: <ul style="list-style-type: none"> 1. CONTROL MEASURES INSTALLED PER FINAL TESC DRAWING TRANSFER TO THE PERMITTEE AND SHALL BE LEFT, OR REPLACED, UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE TOWN OR VERTICAL LOT CONSTRUCTION IS COMPLETE. 2. IF LOCATION(S) OF VTC(S), STOCKPILE(S), STAGING AREA(S) AND CONCRETE WASHOUT AREA(S) CHANGE DURING CONSTRUCTION, THE PERMITTEE SHALL REVISE THE DRAWING ACCORDINGLY AND MUST SHOW APPROPRIATE CONTROL MEASURES IMPLEMENTED AT ALL TIMES. 3. ALL STRUCTURAL CONTROL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES AND ARE SUBJECT TO INSPECTION AND ENFORCEMENT UNDER THE TESC PERMIT. 4. IF SEDIMENT OR OTHER POLLUTANTS ARE TRACKED, SPILLED, OR WASHED ONTO STREETS, PERMITTEE SHALL CLEAN THE STREETS IN ACCORDANCE WITH TOWN APPROVED METHODS, OR AS DIRECTED BY THE STORMWATER INSPECTOR. FAILURE TO CLEAN UP TRACKING OF MATERIAL ONTO STREETS WILL RESULT IN AN IMMEDIATE STOP WORK ORDER. 5. PERMITTEE SHALL NOT STOCKPILE, PLACE OR STORE ON STREETS, SIDEWALKS OR STORM WATER FLOW LINES EARTH MATERIALS AND LANDSCAPE MATERIALS, SUCH AS SOD, COMPOST, DIRT, ROCK AND MULCH. STOCKPILING OF SUCH MATERIALS IN THE RIGHT-OF-WAY MAY RESULT IN AN IMMEDIATE STOP WORK ORDER. 6. PERMITTEE SHALL ENSURE THAT ALL CONCRETE WASHOUT AREAS ARE PROPERLY INSTALLED, POSTED AND CLEANED SUCH THAT ALL WASTEWATER IS CONTAINED AND DOES NOT ENTER THE STORM DRAIN SYSTEM. FAILURE TO PROPERLY MAINTAIN CONCRETE WASHOUT AREAS SUCH THAT A DISCHARGE OCCURS WILL RESULT IN A STOP WORK ORDER AND/OR AN IMMEDIATE CLEANUP ORDER. 7. PERMITTEE SHALL ENSURE THAT ALL SANITARY FACILITIES ARE PROPERLY SECURED TO THE GROUND TO PREVENT TOPPLING AND DISCHARGE OF LIQUID WASTE. FAILURE TO PROPERLY SECURE SANITARY FACILITIES WILL RESULT IN A VIOLATION. |

Req'd	Cmpl'd	Subm'd	
VERTICAL RESIDENTIAL TESC DRAWING CONTINUED			
			12. Include the following notes, continued: 8. PERMITTEE SHALL ENSURE THAT THE TESC DRAWING REMAINS UPDATED WITH CURRENT FIELD CONDITIONS. FAILURE TO MAINTAIN THE TESC DRAWING MAY RESULT IN A VIOLATION. 9. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.
			13. FEMA Floodplain limits shall be shown if within planned or adjacent areas.
			14. Town of Castle Rock acceptance block.
			15. Design Engineer's signature block.
			16. Other information as may be reasonably required by the Town of Castle Rock.

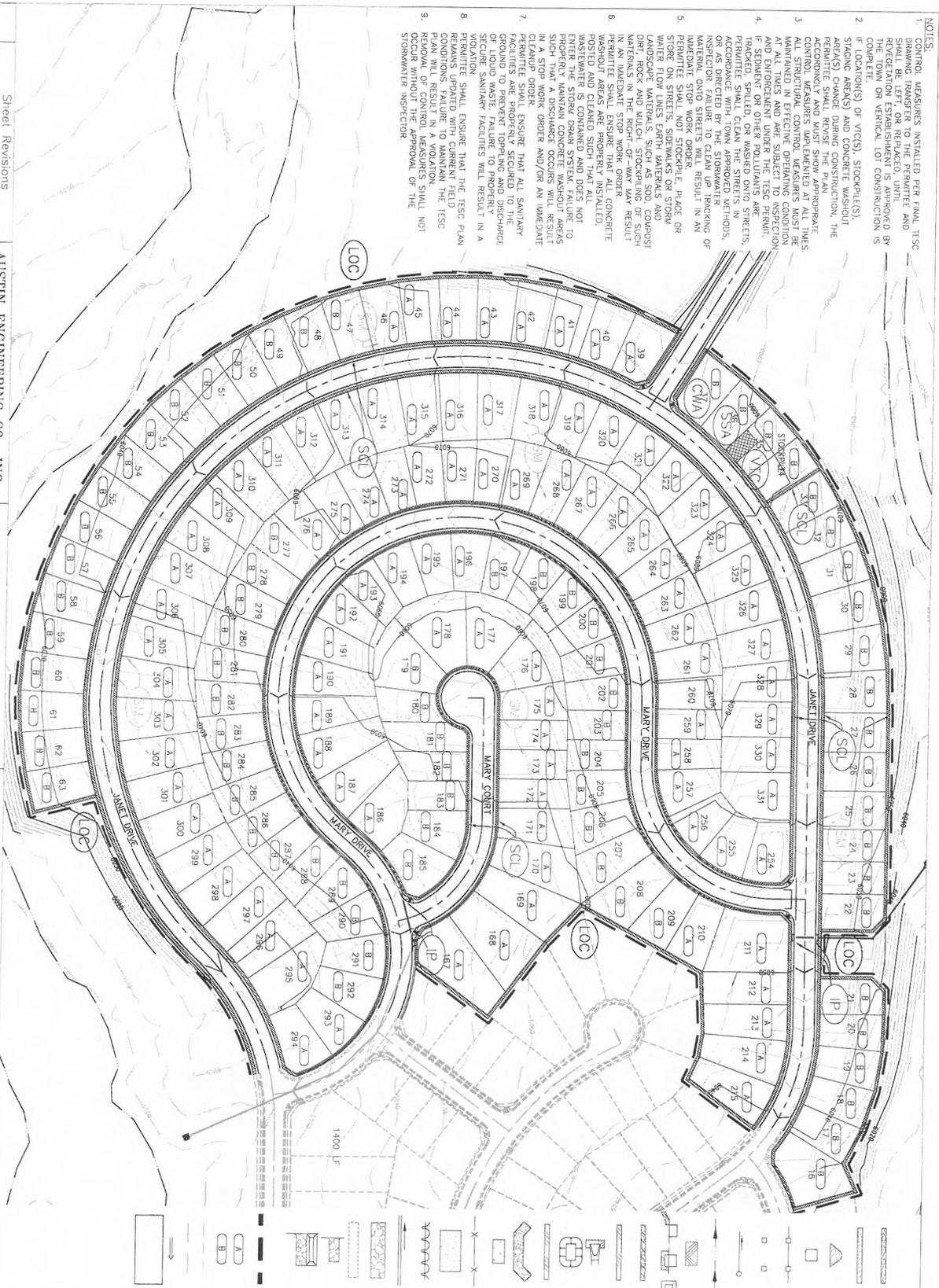
Req'd	Cmpl'd	Subm'd
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TESC REPORT

A complete Temporary Erosion and Sediment Control (TESC) Report should contain the following information. TESC Reports shall be in accordance with the requirements of the Town of Castle Rock TESC Manual, as amended.

			1. <u>Name, Address, and Telephone Number of the Applicants</u> —The name, address, and telephone number of the Professional Engineer preparing (or supervising the preparation of) the TESC Plan shall also be included if different from the Applicants.
			2. <u>Project Description</u> —A brief description of the nature and purpose of the land-disturbing activity, the total area of the site, the area of disturbance involved, and the project location or the latitude and longitude of the approximate center of the project.
			3. <u>Existing Site Conditions</u> — A description of the existing topography, vegetation, and drainage; a description of any wetlands on the site; and any other unique features of the property.
			4. <u>Adjacent Areas</u> —A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.
			5. <u>Soils</u> —A brief description of the soils on the site including information on soil type and names, mapping unit, erodibility, permeability, hydraulic soil group, depth, texture, and soil structure (this information may be obtained from the soil report for the site, for adjacent sites if acceptable to the Town, or the applicable Soil Survey prepared by the Natural Resources Conservation Service).
			6. <u>Areas and Volumes</u> —An estimate of the quantity (in cubic yards) of excavation and fill involved (indicating a balance onsite), and the surface area (in acres) of the proposed disturbance.
			7. <u>Erosion and Sediment Control Measures</u> —A description of the methods presented in the TESC Manual that will be used to control erosion and sediment on the site.
			8. <u>Timing/Phasing Schedule</u> —A schedule indicating the anticipated starting and completion time periods of the site grading and/or construction sequence, including the installation and removal of erosion and sediment control measures. Indicate the anticipated starting and completed time periods of individual project phases.
			9. <u>Permanent Stabilization</u> —A brief description, including applicable specifications, of how the site will be stabilized after construction is completed.
			10. <u>Stormwater Management Considerations</u> —Explain how stormwater runoff from and through the site will be handled during construction.
			11. <u>Maintenance</u> —Any special maintenance requirements over and above what is identified in the standard notes and details.
			12. <u>Opinion of Probable Cost for Installation and Maintenance of Controls</u> —An opinion of probable costs for erosion and sediment control, including anticipated maintenance during the construction phase, shall be submitted with the TESC Plan. This will be reviewed by Town staff and used as a basis for fiscal surety. A copy of a spreadsheet to be used for preparing the opinion of probable costs for erosion and sediment control is included in Appendix H of the TESC Manual. An electronic copy of the spreadsheet is available from the Plan Review Engineer. Unit Costs used to develop probable erosion and sediment control costs shall be those shown in the spreadsheet.
			13. <u>Calculations</u> —Any calculations made for the design of such items as sediment basins or erosion control blanket selection.
			14. <u>Other Information</u> —Any other information as reasonably required by the Town of Castle Rock.
			15. <u>The Following Note</u> : "This Temporary Erosion and Sediment Control Plan is on file at the Town of Castle Rock and appears to fulfill the applicable Town of Castle Rock Temporary Erosion and sediment Control Criteria, as amended. I understand that additional grading, erosion and sediment control measures may be required of the Permittees, due to unforeseen erosion problems or if the submitted plan does not function as intended. The requirements of this plan shall run with the land and be the obligation of the Permittees until such time as the plan is properly completed, modified or voided."
			16. <u>Signature Page</u> — For Permittees acknowledging the review and acceptance of responsibility, and a statement by the Professional Engineer acknowledging responsibility for the preparation of the TESC Plan.
			17. <u>Town of Castle Rock Acceptance Block</u> .

- CONTROL MEASURES INSTALLED PER FINAL TESC DRAWING TRANSFER TO THE PERMITTEE AND REVEGETATION ESTABLISHED TO CONTROL THE TOWN OR VERTICAL LOT CONSTRUCTION IS COMPLETE.
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BMP LEGEND

CD	CHECK DAM
CB	COMPOST BLANKET
CFB	COMPOST FILTER BERM
CWA	CONCRETE WASHOUT AREA
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKER
DW	DEWATERING
DD	DIVERSION DITCH
ECB	EROSION CONTROL BLANKET
IP	INLET PROTECTION
RCD	REINFORCED CHECK DAM
RRB	REINFORCED ROCK BERM
RRC	RIB FOR CULVERT PROTECTION
SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
ST	SEDIMENT TRAP
SM	SEEDING AND MULCHING
SF	SILT FENCE
SSA	STABILIZED STACKING AREA
SR	SURFACE ROUGHENING
TSD	TEMPORARY SLOPE DRAIN
TSC	TEMPORARY STREAM CROSSING
TER	TERRACING
VTC	VEHICLE TRACKING CONTROL
VW	VEHICLE WITH WHEEL WASH
LOC	ROCK AND RIPRAP GRADATIONS
A	LIMITS OF CONSTRUCTION
B	LIMITS OF CONSTRUCTION
2'	EXISTING 2' CONTOUR
10'	EXISTING 10' CONTOUR
→	FLOW DIRECTION ARROW
□	AREA OUTSIDE LIMITS OF CONSTRUCTION

TOWN OF CASTLE ROCK ACCEPTANCE BLOCK
 THESE DRAWINGS HAVE BEEN REVIEWED BY
 ENGINEER OF CASTLE ROCK FOR TEMPORARY
 IMPROVEMENTS ONLY.

DEVELOPMENT SERVICES DEPARTMENT DATE

AUSTIN ENGINEERING CO., INC.
 88 PLAZA DRIVE
 HIGHLANDS RANCH, CO 80126
 (303) 324-4987
 FAX: (303) 324-4991

JAMESTOWN DEVELOPMENT CO., INC.
 7901 GRANT STREET
 DENVER, COLORADO 80229
 (303) 287-1722
 FAX: (303) 289-1084

EXAMPLE SITE A

VERTICAL RESIDENTIAL
 TESC PLAN

DRAWING
 VR-1

Sheet Revisions